023.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	630,500 / 630,500
					USE VALUE:	630,500 / 630,500
					ASSESSED:	630,500 / 630,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		HENDERSON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLSON DAVID P & EUGENIE S
Owner 2:	
Owner 3:	
Street 1:	57 HENDERSON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WHITE TERRIE -
Owner 2:	REXINE JOHN E -
Street 1:	57 HENDERSON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,930 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Aluminum Exterior and 1206 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2930.000	224,200		406,300	630,500
Total Card	0.067	224,200		406,300	630,500
Total Parcel	0.067	224,200		406,300	630,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 522.80 | /Parcel: 522.8

Legal Description

User Acct 15254

GIS Ref

GIS Ref

Insp Date 07/21/17

Entered Lot Size

Total Land:

Land Unit Type:

!1911!

PREVIOUS ASSESSMENT

Parcel ID 023.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	224,300	0	2,930.	406,300	630,600	630,600	Year End Roll	12/18/2019
2019	101	FV	195,400	0	2,930.	431,700	627,100	627,100	Year End Roll	1/3/2019
2018	101	FV	195,400	0	2,930.	314,900	510,300	510,300	Year End Roll	12/20/2017
2017	101	FV	195,400	0	2,930.	274,300	469,700	469,700	Year End Roll	1/3/2017
2016	101	FV	195,400	0	2,930.	233,600	429,000	429,000	Year End	1/4/2016
2015	101	FV	184,400	0	2,930.	228,600	413,000	413,000	Year End Roll	12/11/2014
2014	101	FV	184,400	0	2,930.	187,900	372,300	372,300	Year End Roll	12/16/2013
2013	101	FV	184,400	0	2,930.	178,800	363,200	363,200		12/13/2012

PRINT

Date	Time
12/10/20	17:27:24

LAST REV

Date	Time
08/22/17	08:30:00
ekelly	
1911	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITE TERRIE,	56315-22		1/19/2011		394,000	No	No		
CAREY GILBERT A	36962-575		11/6/2002		328,000	No	No		
KISSANE MICHAEL	32601-465		4/3/2001		260,000	No	No		
KISSANE MAUREEN	27530-4		7/31/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/2004	800	Re-Roof	5,000					
11/4/2002	1003	Redo Kit	15,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
6/27/2012	Measured	JBS	JOHN S
2/19/2003	MLS	MM	Mary M
9/29/1999	Meas/Inspect	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	15254
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2930		Sq. Ft.	Site		0	80.	1.73	1									406,321						406,300	

Total AC/HA: 0.06726 | Total SF/SM: 2930 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 406,321 | Spl Credit | Total: 406,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324978
Depreciation:	100743
Depreciated Total:	224235

COMMENTS

BMT PART DIRT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

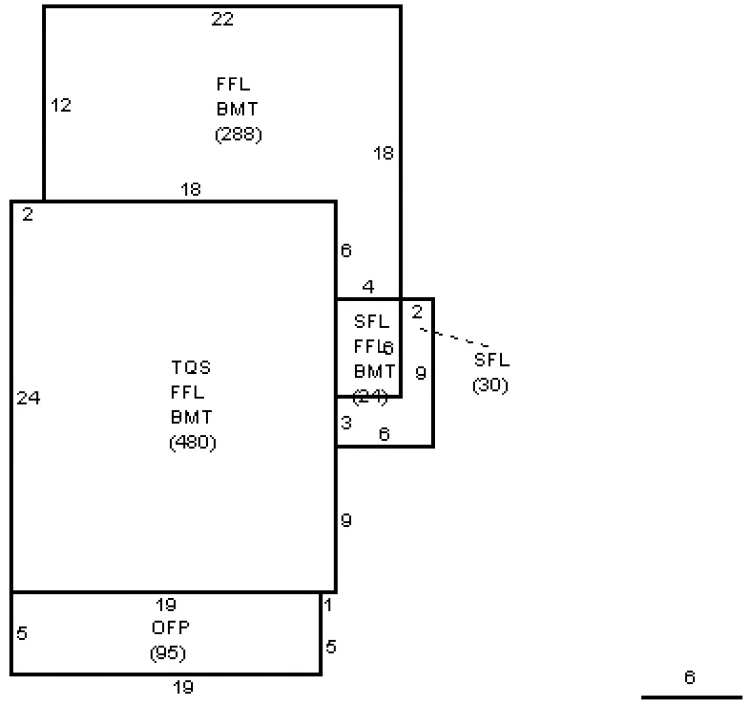
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	107.12
Final Total:	224200	Val/Su SzAd	185.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	52.120	41,278
FFL	First Floor	792	173.730	137,592
TQS	3/4 Story	360	173.730	62,542
OFP	Open Porch	95	33.530	3,185
SFL	Second Floor	54	173.730	9,381

Net Sketched Area:	2,093			Total:	253,978
Size Ad	1206	Gross Are	2213	FinArea	1206

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

023.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc